

ELIGIBILITY INCOMES TO PARTICIPATE IN THE SECTION 8 PROGRAM								
HUD FURNISHED AREA MEDIAN FAMILY INCOME DATA (effective December 1, 2011)				Wichita Falls MSA				
NUMBER OF PERSONS IN FAMILY	1	2	3	4	5	6	7	8
AREA FAMILY MEDIAN ADJUSTED INCOME	\$39,100	\$44,700	\$50,300	\$55,800	\$60,300	\$64,800	\$69,200	\$73,700
MAXIMUM ANNUAL GROSS INCOME ELIGIBILITY LIMIT 50%	\$19,550	\$22,350	\$25,150	\$27,900	\$30,150	\$32,400	\$34,600	\$36,850
TARGET ANNUAL GROSS INCOME- HUD 30%	\$11,750	\$13,400	\$15,100	\$16,750	\$18,100	\$19,450	\$20,800	\$22,150
ESTIMATED MONTHLY INCOME AT 30%	\$979	\$1,117	\$1,258	\$1,396	\$1,508	\$1,621	\$1,733	\$1,846
Wichita Falls, Texas Area HOUSING CHOICE VOUCHER PAYMENT STANDARD (effective April 1, 2012)								
NUMBER OF BEDROOMS	ZERO	ONE	TWO	THREE	FOUR			
SUGGESTED GROSS RENT (1) and (5)	\$509	\$584	\$709	\$915	\$984			
LESS AVERAGE UTILITY ALLOWANCE	\$75	\$95	\$114	\$139	\$167			
SUGGESTED CONTRACT RENT (2)(5)	\$434	\$489	\$595	\$776	\$817			
MINUS RANGE & REFRIGERATOR (3)	\$424	\$479	\$585	NA	NA			
MINUS RANGE & REFRIGERATOR (4)	NA	NA	NA	\$761	\$802			
(1) CONTRACT RENT FOR A MODEST UNIT WITH REFRIGERATED AIR CONDITIONING, VENTED HEATING SYSTEM, AND AN ALLOWANCE BASED ON OWNER SUPPLYING ALL UTILITIES. IF OWNER DOES NOT PAY ALL UTILITIES, REDUCE CONTRACT RENT FOR ON EACH TENANT PAID UTILITY.								
(2) GROSS RENT MINUS THE AVERAGE UTILITY ALLOWANCE IF UTILITIES ARE NOT PAID BY OWNER, ALSO DEDUCT RANGE AND REFRIGERATOR ALLOWANCE IF NOT SUPPLIED BY OWNER								
(3) INCLUDES ADEQUATELY SIZED OWNER FURNISHED RANGE (\$10) AND REFRIGERATOR (\$10), DEDUCT IF NOT PROVIDED								
(4) INCLUDES ADEQUATELY SIZED OWNER FURNISHED RANGE (\$10) AND REFRIGERATOR (\$10), DEDUCT IF NOT PROVIDED								
(5) UNITS WITH GAS SPACE HEATERS (NOT VENTED TO THE EXTERIOR) CAN BE RENTED, BUT AT LESS THAN FULL PAYMENT STANDARD.								
EXAMPLE OF RENT PAYMENTS UNDER THE HOUSING CHOICE VOUCHER PROGRAM								
GROSS RENT	\$759	\$752	\$744	\$737	\$729	\$722	\$714	\$ 709
FIXED SECTION 8 SHARE OF RENT	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443
NORMAL TENANT SHARE (30% of Tenant Income)	\$100	\$100	\$100	\$100	\$100	\$100	\$ 100	\$ 100
ACTUAL TENANT SHARE OF RENT	\$316	\$309	\$301	\$294	\$286	\$279	\$271	\$ 266
(*) ADDITIONAL TO BE PAID BY TENANT OVER 40%	\$216	\$209	\$201	\$194	\$186	\$179	\$171	\$ -
GROSS RENT IS BOTH THE CONTRACT RENT(RENT TO OWNER) PLUS AN ALLOWANCE FOR UTILITIES								
THE CURRENT PAYMENT STANDARD IN THIS EXAMPLE IS FOR A 2 BEDROOM UNIT AT \$673 PER MONTH								
THE TENANT IN THIS EXAMPLE IS PAYING 30% OF ADJUSTED MONTHLY FAMILY INCOME OF \$333 WHICH IS \$100								
THE HA's SHARE (HAP) IS THE LOWER OF THE GROSS RENT OR THE PAYMENT STANDARD (\$673) MINUS TENANTS SHARE (\$100) FOR TOTAL OF \$443								
ANY AMOUNT OF RENT ABOVE THE PAYMENT STANDARD MUST BE PAID FOR BY THE TENANT.								
(*) RENTS OVER 40% OF TENANT'S ADJUSTED INCOME (IN THIS CASE \$133) WILL NOT BE APPROVED.								